



41 Wellington Grove, Bentley , Doncaster, DN5 9RN

£125,000 - £135,000 Guide Price! This well-presented two-bedroom end-terraced property offers spacious and versatile living, making it an ideal purchase for first-time buyers or investors.

The ground floor features two generous reception rooms and a fitted kitchen, with access to a rear yard and useful garage/storage space. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Additional benefits include on-road parking, no onward chain, and excellent potential for strong rental returns given the high demand in the area.

Situated in a convenient location, the property enjoys excellent transport links and is within easy reach of local shops, amenities, and schools.

This property presents a fantastic opportunity not to be missed.

Price guide £125,000

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- End-terraced property
- Family bathroom
- No onward chain
- Council tax band A & EPC rating D
- 2 generous bedrooms
- Rear garden with garage/storage
- Ideal for first-time buyers or investors
- 2 spacious reception room
- On-road parking
- Strong rental demand in the area

Porch

Entrance

Lounge

11'6" x 12'6" (3.52 x 3.82)

Dining room

15'0" x 10'10" (4.58 x 3.31)

Kitchen

5'10" x 12'11" (1.78 x 3.96)

Master bedroom

14'10" x 10'0" (4.54 x 3.06)

Bedroom 2

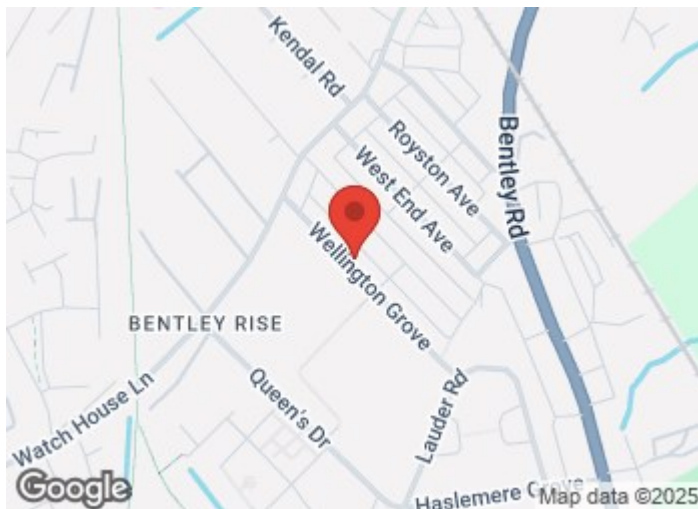
8'2" x 10'9" (2.51 x 3.30)

Bathroom

6'1" x 5'9" (1.87 x 1.76)

Landing

6'3" x 7'9" (1.93 x 2.38)



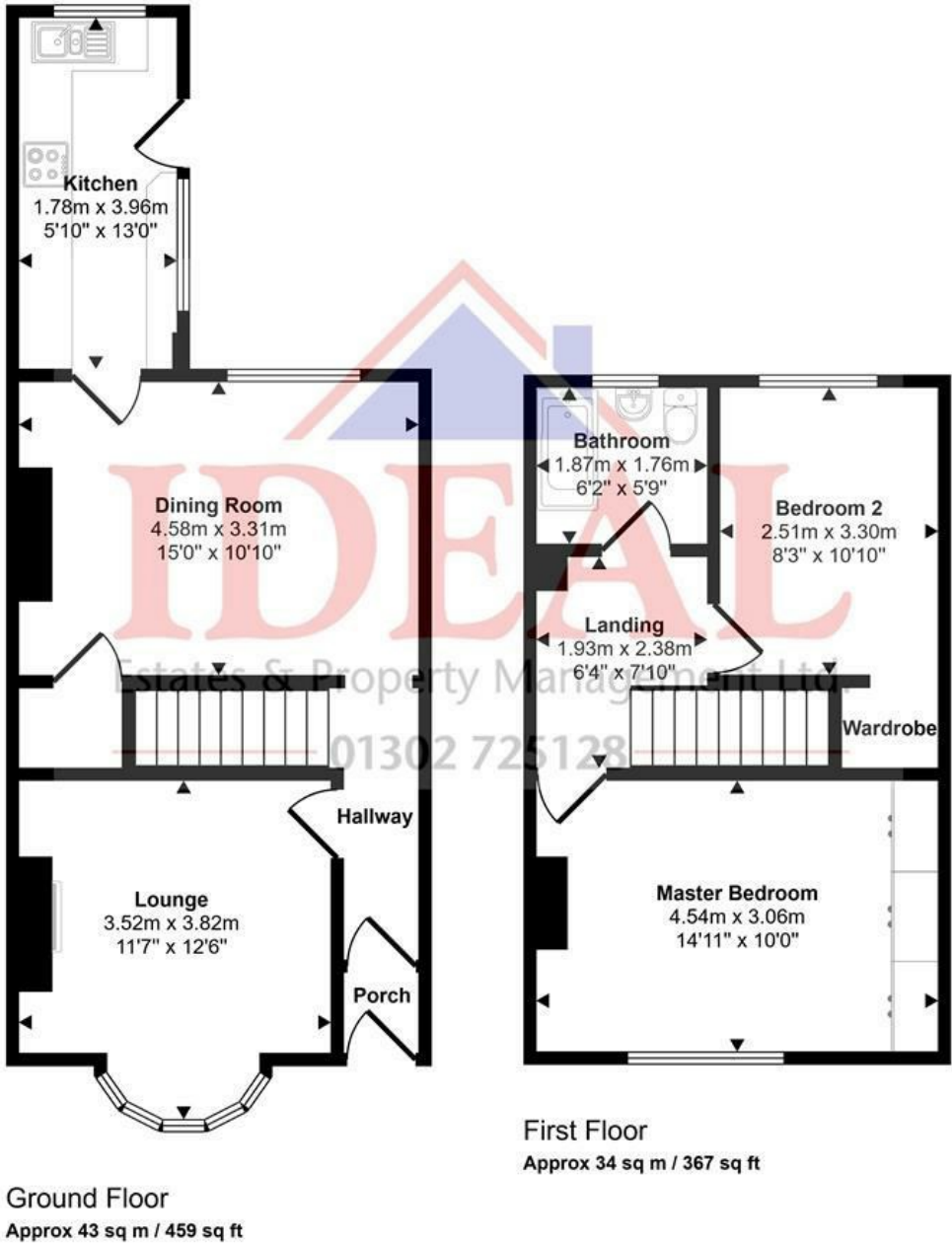
Directions

Bentley is a suburb of Doncaster in South Yorkshire, England two miles north of the city centre. The population of the ward (also including Arksey, Shaftholme, Toll Bar and part of Scawthorpe) within the City of Doncaster.



Floor Plan

Approx Gross Internal Area
77 sq m / 826 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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